

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

January 28, 2015

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Bill Woeste, Bob Myron, Ron D'Epifanio, Tom Hasselbeck and Tom Heisler.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held December 10, 2014, were approved as submitted.

OLD BUSINESS:

Design Review:

- Proposed Senior Housing Facility – Patterson Drive (Tabled)

Final Development Plan – Senior Housing Development – Patterson Drive (Tabled)

Scott Lepsky stated both items will remain tabled at the applicant's request. Tim Bachman added he had a conference call with the designer, developer and owner. On December 29th, the draft Development Agreement was sent to them. They've asked to remain tabled as they are still working on several items contained in the agreement, i.e., responsibility and payment of a new 420' 8" water main, etc.

NEW BUSINESS:

Conditional Use Application – Bargo Restaurant and Bar – 7105 Dixie Highway

Tim Bachman said the property is at the corner of Mack and Route 4 where the Peruvian Restaurant was located before it burned down. Slides of the site were shown. The proposed uses will be a relocation of the Skyline currently south of this site on Route 4 and a facility known as Bargo's which is also currently located on Route 4 in Springdale. A slide of the floor plan was shown. Both covered and open outdoor seating is proposed which will require approval by the Board of Zoning Appeals.

Mr. Jim Sheanshang, JLS Architecture, stated the building would be one story with a brick and stone façade. The Skyline portion will have a pitch roof; the Bargo portion a flat roof with a parapet to hide the rooftop units. Skyline's units will be ground mounted but hidden behind a screen wall so they cannot be seen either. The building has a residential look and should fit nicely into the neighborhood.

Mr. Bachman stated the bar is what the Commission is considering tonight. As with past bars, the Police Department was contacted to conduct a background check on the applicant.

Mr. Woeste asked if this had been planned for a while; the fire was just several weeks ago. Mr. Dave Hummel, Skyline, replied he had plans for a Skyline at this site for some time. His existing store to the south has ingress/egress problems and he felt this would be a better location. The property was actually purchased in June with the intent of relocating Skyline in conjunction with the Peruvian restaurant. He's moving quicker than initially planned due to the fire. To make the development work, there has to be two tenants.

Sgt. Lagemann, Fairfield Police Department, reported he met with the owner of Skyline in the summer after the property was purchased. Skyline was also interested in obtaining a liquor permit. Mr. Hummel had told Sgt. Lagemann relocating to this site was not going to be immediate. Sgt. Lagemann spoke with the Springdale Police Department about Bargo's and was told there were only minor bar type issues which usually stemmed from patrons staying at the motel located behind the restaurant. The owner or employees of Bargo's were often the caller to have the person(s) removed from the restaurant. Sgt. Lagemann now has the owner information for Bargo's and will start the background check. Music is a concern but will be addressed by the Board of Zoning Appeals. Having two bars this close could be a concern but the Police haven't had any trouble with Buzzard Bay which seems to be doing better as a restaurant than a bar. With Bargo's being in a new building, there is more commitment and investment rather than someone just leasing an existing space.

Mr. D'Epifanio asked the owner if he planned on having bands or if this would be more of a sports bar than restaurant. Bret Corwin, owner, replied possibly on Thursdays from 6:00 – 10:00, they might have a two piece acoustic band. It will have numerous televisions and the feel of a sports bar. Mr. Corwin said he would like the customer base to be about 50% food, 50% bar. The Centerville store is approximately 65% bar, 35% food. Alcohol sales at the Springdale store is 80% alcohol, 20% food which Mr. Corwin felt was too high. They would like for this location to cater more towards families. It's anticipated the restaurant will open at 11:00 a.m. every day and close at 2:30 a.m. and possibly on Sundays, noon to 1:00 a.m. The restaurant will be managed by Mr. Corwin and his two partners.

Mr. Hummel stated corporate Skyline was consulted in regard to Bargo's occupying the other portion of the building. There is a pretty stringent lease on quiet and enjoyment and he also will be watching what goes on at Bargo's. Mr. Hummel received corporate's blessing. There is an agreement between the two restaurants that they cannot copy what the other restaurant offers on their menu. Skyline is a family restaurant and they do not want a full blown bar operating next to them.

Mr. Bachman reviewed the seven suggested conditions of approval:

1. The approval is for a one year period from the date the Certificate of Occupancy is issued. The approval is also only for Mr. Corwin; should the bar be sold, the new owner would need to seek a new Conditional Use Grant.
2. & 3. The City owned area will require approval by City Council (7 parking spaces and dumpster location). The dumpster area will be screened and landscaping planted.
4. A fire hydrant will be re-installed.
5. The building shall be constructed similar to the elevations presented.
6. A business plan will be submitted for City review and approval by the Police and Development Services Departments.
7. BZA approval is required for the outdoor seating and any entertainment.

Mr. Bachman explained this location is not fall under design review guidelines and is why the architecture was included as a condition of approval. He also explained the site plan showing the Commission the two curb cuts, drive thru lane for Skyline and the outdoor seating area for Bargo's.

The delivery of products was discussed. Mr. Hummel explained the trucks would access the parking lot off the service drive, drive through the parking lot and deliver from the drive thru lane. Deliveries will be scheduled early morning or late night. Mr. Heisler pointed out how tight the turn will be from the drive thru lane back to the service drive. Mr. Hummel stated this will be looked at in the design stage; it might make sense to relocate the curb cut. Mr. Bachman stated the rolled curb currently there for the service drive will be replaced and landscaping installed which will define the curb cuts. Mr. Hummel anticipates the restaurants opening in the summer.

Scott Lepsky, seconded by Ron D'Epifanio, made a motion to approve the Conditional Use for Bargo's at the former Peruvian Restaurant site with the seven conditions as proposed by staff. Mr. Bachman stated Mr. Bret Corwin's name will be added to condition 1. Mr. Lepsky added that the southern egress to the service drive will also be reviewed for possible relocation. Mr. D'Epifanio confirmed his second to the amended motion.

Motion passed unanimously.

Design Review Committee Items:

Signage Face Changes – Sunoco – 465 Nilles Road

Slides of the site, existing/proposed signage and the canopy modification were shown. Mr. Bachman stated the existing yellow price panel will be replaced with a digital price panel. There is a blank space under the price panel for one of the other businesses in the center to possibly use. The shakes will be removed from the canopy and new Sunoco signage added.

Ms. Donovan stated the dumpster is still outside of the enclosure and needs to be placed back inside.

Neal, National Illumination Sign, stated they agree with the recommended conditions of approval. The dumpster has not been discussed with the property owner but a call will be made to the service that empties it and they will be informed to place it back into the enclosure. The monument sign will decrease in size since the yellow price panel will be removed. The sign structure will be painted and the panels replaced with new ones. The LED portion of the sign will dim at night. It is a self - dimming system with each side having its own control. The red is so bright at night that you wouldn't be able to read it. The Commission was told the monument sign is typical of Sunoco. They empty panel might be used by one of the other tenants but that wouldn't occur immediately. The canopy is also the corporate standard and will not be illuminated.

The existing building sign will be removed and whatever needs to be done to make the area under the sign match the existing shakes taken care of. Adrian, R & R to Cars Oil, explained he is with the jobber for the site. They bring in new customers, sign gas contracts and then brand the sites. They deal with 8 different brands. Each brand has certain requirements and they implement or retro-fit those requirements. For this site, the existing canopy and sign structures will be used and Sunoco

graphics added. The store owner will be held to higher standards in regard to site appearance. Mystery shoppers inspect the sites quarterly to assure the standards are met. This is done both night and day to review the signage is property lit, the site is clean, etc. The jobbers' responsibility is to make sure the site constantly meets the expectations set by the oil companies. Ms. Donovan added the City has never had any issues with this site in regard to excessive window signage.

The gas pumps are the responsibility of the store owner and the jobber. The jobber provides the fuel so if something is wrong with the pump, their business is also down. Mr. D'Epifanio stated the pumps are not working properly at this store. Adrian explained these are items he's working on. Marathon and Shell will pull their product if a site fails inspection three times.

Mr. Bachman stated staff is suggesting six conditions of approval. Bill Woeste, seconded by Bob Myron, made a motion to approve the signage changes at 465 Nilles Road with the six conditions.

Motion passed unanimously.

Signage face Change – Fairfield Fuel Mart – 5085 Pleasant Avenue

Slides of the site, sign and canopy were shown. Tim Bachman stated this was previously BP and is on the corner of Pleasant and Patterson. The BP logo has been removed from the sign. Staff is proposing landscape be added around the sign and a landscape plan was shown. Mr. Bachman stated the applicant started painting the canopy red. He went before Design Review and was told he should have his sign company develop a comprehensive sign package for the site. It was suggested that the building be painted the same color as the canopy and sign. Design Review also suggested he follow the 25% window signage rule.

Mr. Jatinder Aggarwal, said he spoke with this sign company and the canopy will have vinyl installed. The building will still be painted. Mr. Aggarwal stated he will also adhere to the 25% window signage. He is currently working with a jobber in regard to getting the station branded. Mr. Bachman asked if it was still the intent to remove the BP circular logo signage as stated at Design Review and was told it is.

Mr. Hasselbeck clarified that Mr. Aggarwal initially started out painting the canopy. The City said no and that he should get with a sign professional. Vinyl is now being proposed to wrap the canopy and the circular logos will be removed. The building will still be painted. Mr. D'Epifanio stated he would like to see a comprehensive plan for the site prior to voting. Mr. Bachman said the monument sign structure will be red with white panels and a digital gas price panel. Red vinyl will be applied to the canopy and the building will get painted (color undetermined). Mr. Woeste stated he was comfortable with approving the signage and let staff work with the applicant on the final design. Ms. Donovan asked for a comprehensive sign package; the photos submitted for tonight's meeting were photo shopped by the sign company. Mr. Lepsky explained to the applicant what the Commission would like to see as the sign package. Mr. Bachman stated the photos submitted look very unprofessional and the package needs to address the sign, canopy and building. The Commission suggested Mr. Aggarwal and his sign company meet with staff. Mr. Hasselbeck suggested the gas pumps also be addressed.

Mr. Heisler asked about branding the station. Mr. Aggarwal stated he was initially trying to get Sunoco. He's currently looking at other brands but is undecided at this time. Mr. Heisler said the length of time the station is in transition could make a difference in regards to conditions placed on the approval.

Bill Woeste, seconded by Ron D'Epifanio, made a motion to table the sign package for Fairfield Fuel Mart, 5085 Pleasant Avenue.

Motion passed unanimously.

Consent Agenda

Mr. Bachman stated GNC is adding "Live Well" to the bottom of their building sign. The color matches the existing sign previously approved so it was treated as a consent item.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Bachman welcomed our new Commissioner, Tom Heisler, and informed the Commission Peggy Flaig is retiring the end of the month and will be replaced by Lynda McGuire.

Mr. Myron reported the Parks Board reviewed the fees for 2015; most stayed the same as last year.

Mr. Heisler stated the stadium is in the process of being torn down. A new team room, restrooms and concession stand will be construction. The project should be completed in May or June.

Mr. Woeste reported there are 21 positions opening up various Boards and Commissions which need people appointed to.

Mr. Bachman informed the Commission a Joint Public Hearing has been scheduled for February 23rd at 7:00 p.m. This is to receive public comment on a rezoning request for Production Tool Rental and two parcels the City would like to include - Carl's Fine Cars and Drive Time.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk